


UNOFFICIAL COPY

THIS INSTRUMENT
PREPARED BY:
Elisha M. Prero
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

AFTER RECORDING
RETURN TO:
Chicago Opportunity Properties
10805 S. Halsted Street
Chicago, IL 60628

MAIL TAX BILLS TO:
Chicago Opportunity Properties
10805 S. Halsted Street
Chicago, IL 60628



Doc# 1829745044 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/24/2018 12:41 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed this 17th day of April, 2018, by and between CHICAGO HOUSING GROUP 4 LLC, an Illinois limited liability company, whose address is 10805 S. Halsted Street, Chicago, IL 60628 ("Grantor") grants to CHICAGO OPPORTUNITY PROPERTIES, LLC, a Delaware limited liability company, whose address is 10805 S. Halsted Street, Chicago, IL 60628 ("Grantee").

Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the Grantee, all that certain land situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" (the "Property").

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the Property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.



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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seals this 17 day of April, 2018.

CHICAGO HOUSING GROUP 4 LLC,
an Illinois limited liability company

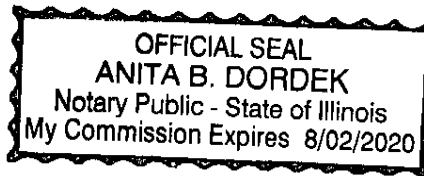
By: [Signature]
Leon Strassman,
It's Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Leon Strassman, the authorized signatory of Chicago Housing Group 4 LLC, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 17 day of April, 2018.

[Signature]
Notary Public



My Commission Expires:
8/2/2020

REAL ESTATE TRANSFER TAX		24-Oct-2018
	CHICAGO:	1,248.75
	CTA:	499.50
	TOTAL:	1,748.25 *
25-03-411-019-0000 20180901681377 1-350-102-176		

REAL ESTATE TRANSFER TAX		24-Oct-2018
	COUNTY:	83.25
	ILLINOIS:	166.50
	TOTAL:	249.75
25-03-411-019-0000 20180901681377 0-351-018-144		

* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

- | | |
|---|----------------------|
| 1. 710 E 92nd Place Chicago IL 60619 | 25-03-411-019-0000 ✓ |
| 2. 8957 S Justine Chicago IL 60620 | 25-05-117-026-0000 ✓ |
| 3. 510 E 92nd St. Chicago IL 60619 | 25-03-405-025-0000 ✓ |
| 4. 5617 S Paulina St. Chicago IL 60636 | 20-18-214-007-0000 ✓ |
| 5. 8108 S Winchester Ave Chicago IL 60620 | 20-31-216-029-0000 ✓ |
| 6. 9846 S. Calhoun Chicago IL 60617 | 26-07-134-069-0000 ✓ |
| 7. 9919 S. Merrill Chicago IL 60617 | 25-12-403-062-0000 ✓ |
| 8. 12432 S Lowe Chicago IL 60628 | 25-28-310-045-0000 ✓ |

Total = 8 of 10 properties

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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Property of Cook County Clerk's Office

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For APN/Parcel ID(s): 25-03-411-019-0000

PARCEL 68:

LOT 40 IN BLOCK FIFTY-SIX IN 'GROSS' THIRD ADDITION TO DAUPHIN PARK, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, STATE OF ILLINOIS.

For APN/Parcel ID(s): 25-05-117-026-0000

PARCEL 69:

THE SOUTH 29 FEET 3 HALF INCHES OF LOT 13 IN BLOCK 11 IN E.L. BRAINARD'S SUBDIVISION OF THE TELFORD BURNHAM'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 25-03-405-025-0000

PARCEL 71:

LOT 42 AND THE EAST HALF OF LOT 43 IN BLOCK 49 IN S.E. GROSS' FOURTH ADDITION TO DAUPHIN PARK IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 20-13-214-007-0000

PARCEL 73:

LOT 41 IN BLOCK 7 IN ASHLAND A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 20-31-216-029-0000

PARCEL 74:

LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 12 IN BAIRD AND ROWLAND'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 26-07-134-069-0000

PARCEL 75:

LOT 138 IN SOUTH SHORE ADDITION TO JEFFERY MANOR, BEING A RESUBDIVISION OF PARTS OF CALUMET TRUSTS SUBDIVISION NO. 3, ARTHUR DUNAS' SOUTH SHORE RESUBDIVISION AND ARTHUR DUNAS' SOUTH SHORE SUBDIVISION, ALL IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 25-12-403-062-0000

PARCEL 76:

LOT 33 (EXCEPT THE SOUTH 1 FOOT 8 INCHES THEREOF) AND THE SOUTH 12 FEET 10 INCHES OF LOT 34 IN BLOCK 12 IN CALUMET TRUSTS SUBDIVISION IN SECTION 7, BOTH NORTH AND SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9137462 IN COOK COUNTY ILLINOIS.

For APN/Parcel ID(s): 25-28-310-045-0000

PARCEL 77:

LOT 14 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 7 IN SECOND ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.